

In re:  
Keith M. Scriven  
Debtor

Case No. 13-18271-amc  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0313-2

User: ChrissyW  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Nov 02, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 04, 2016.

db Keith M. Scriven, 1007 North 6th Street, Philadelphia, PA 19123-1406

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 04, 2016

Signature: /s/Joseph Speetjens

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 2, 2016 at the address(es) listed below:

ANDREW F GORNALL on behalf of Creditor The Bank of New York Mellon agornall@kmllawgroup.com, bkgroup@kmllawgroup.com  
CHRISOLVALANTE FLIAKOS on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com  
CHRISTOPHER R. MOMJIAN on behalf of Creditor Commonwealth of Pennsylvania crmomjian@attorneygeneral.gov  
DANIELLE BOYLE-EBERSOLE on behalf of Creditor US Bank, National Association et al debersole@hoflawgroup.com, bbleming@hoflawgroup.com  
DAVID NEEREN on behalf of Creditor Ocwen Loan Servicing, LLC servicer for dneeren@udren.com, vbarber@udren.com  
JACK M. SEITZ on behalf of Creditor New York Community Bank jseitz@lesavoybutz.com, sblake@lesavoybutz.com  
JACQUELINE FRANCES MCNALLY on behalf of Creditor Deutsche Bank National Trust Company jmcnally@sterneisenberg.com, seisenberg@sterneisenberg.com;dbogucki@sterneisenberg.com;ddelvecchio@sterneisenberg.com;ckohn@sterneisenberg.com  
JAMES CHRISTOPHER VANDERMARK on behalf of Creditor City of Philadelphia vandermarkj@whiteandwilliams.com  
JANET L. GOLD on behalf of Creditor Fulton Bank NA jgold@egclawfirm.com, ksantiago@egclawfirm.com,nmccormack@egclawfirm.com  
JEROME B. BLANK on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com  
JEROME B. BLANK on behalf of Creditor WELLS FARGO BANK, N.A. paeb@fedphe.com  
JUSTIN PIERCE BERUTICH on behalf of Creditor TD Bank, N.A. justin.berutich@bipc.com, heidi.smiego@bipc.com  
KEVIN P. CALLAHAN on behalf of U.S. Trustee United States Trustee kevin.p.callahan@usdoj.gov  
LESLIE J. RASE on behalf of Creditor Deutsche Bank National Trust Company pabk@logs.com, lerase@logs.com  
MARK D. PFEIFFER on behalf of Creditor TD Bank, N.A. mark.pfeiffer@bipc.com, donna.curcio@bipc.com  
MATTHEW CHRISTIAN WALDT on behalf of Creditor Seterus, Inc. mwaldt@milsteadlaw.com, bkecf@milsteadlaw.com  
MEGAN N. HARPER on behalf of Creditor City of Philadelphia megan.harper@phila.gov, james.feighan@phila.gov  
MICHAEL D. VAGNONI on behalf of Creditor Obermayer Rebmann Maxwell & Hippel LLP michael.vagnoni@obermayer.com, michele.emory@obermayer.com;Lucille.acello@obermayer.com;Stacie.fetrow@obermayer.com  
NICOLE B. LABLETTA on behalf of Creditor Ocwen Loan Servicing, LLC as servicer for nlabblett@udren.com, vbarber@udren.com  
PAUL WILLIAM CRESSMAN on behalf of Creditor WELLS FARGO BANK, N.A. paeb@fedphe.com  
RONALD G. MCNEIL on behalf of Debtor Keith M. Scriven r.mcneill@verizon.net  
SHERRI J. BRAUNSTEIN on behalf of Creditor Ocwen Loan Servicing, LLC sbraunstein@udren.com, vbarber@udren.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM EDWARD MILLER on behalf of Creditor Deutsche Bank National Trust Company wmillier@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 24

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:  
KEITH M. SCRIVEN  
Debtor

: CHAPTER 11  
: BK. No. 13-18271 AMC

STIPULATION MODIFYING PLAN TREATMENT OF SECURED CLAIM OF WELLS FARGO BANK #12-1

It is hereby stipulated by and between Phelan Hallinan Diamond & Jones, LLP, counsel for the Movant, **WELLS FARGO BANK, N.A.**, and RONALD G. MCNEIL, Esquire, counsel for the Debtor, as follows:

1. That Relief from the Automatic Stay as provided by Section 362 of the Bankruptcy Code shall be lifted on approval of this stipulation to allow the parties to enter into this agreement modifying the plan treatment of Class #15, secured Claim #12-1, for the property located at **341A SHELL WALK, FIRE ISLAND PINES, NY 11782**, mortgage account ending with "6709".

3. The parties agree that the claim treatment/loan shall be modified upon signing of this stipulation by the parties as follows:

Claim Treatment

Secured claim: 417,737.60

Interest Rate: 4.25%

Term: 360 months

P&I payment: 2,055.02

Estimated Escrow Payment: 889.25 (762.21 T&I + 127.03 cushion required by normal servicing)

PITI: 2,944.27

The account is escrowed and will remain escrowed as defined by the pre-bankruptcy contractual terms. Any post-modification escrow disbursements will be recoverable as part of the regular escrow payment per normal servicing practices. The escrow payment is subject to change per normal servicing.

4. Beginning November 1, 2016, Debtor shall commence payment of the regular monthly mortgage payment in the amount of \$2,944.27 All subsequent monthly payments and late charges shall be due in accordance with the terms of the Mortgage and Note. All payments made pursuant to this Stipulation shall be payable to **WELLS FARGO BANK, N.A. ONE HOME CAMPUS, MAC X2302-04C, DES MOINES, IA 50328**.

5. The sale, refinance or transfer of said property will require the loan to be paid in full unless specific court approval is obtained.

6. Debtor's tendering of a check to **WELLS FARGO BANK, N.A.**, which is subsequently returned due to insufficient funds in the account upon which the check is drawn, shall not constitute payment as the term is used in this Stipulation. The parties stipulate that Movant shall be permitted to communicate with the Debtor and Debtor's Counsel to the extent necessary to comply with applicable non-bankruptcy law.

8. The parties agree that a facsimile signature shall be considered an original signature.

Date: October 19, 2016

Jay B. Jones, Esq.  
Jerome Blank, Esq.  
Andrew L. Spivack, Esq.  
James P. Shay, Esq.  
Michael Dingerdissen, Esq.  
Attorneys for Movant

RONALD G. MCNEIL, ESQUIRE  
Attorney for Debtor

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:  
**KEITH M. SCRIVEN**

Debtor

: CHAPTER 11  
:  
: BK. No. 13-18271 AMC

**ORDER**

AND NOW, this 2nd day of November, 2016, it is hereby

**ORDERED** that corresponding Stipulation Modifying the Plan Treatment of the property is hereby approved, shall be, and is hereby made an Order *of this Court.*



---

ASHELEY M. CHAN,  
Bankruptcy Judge

WILLIAM C. MILLER, ESQUIRE (TRUSTEE)  
1234 Market Street, Suite 1813  
PHILADELPHIA, PA 19107

KEITH M. SCRIVEN  
1007 NORTH 6TH STREET  
PHILADELPHIA, PA 19123-1406

RONALD G. MCNEIL, ESQUIRE  
MCNEIL LEGAL SERVICES, 1333 RACE STREET  
PHILADELPHIA, PA 19107-1585

UNITED STATES TRUSTEE  
833 CHESTNUT STREET, SUITE 500  
PHILADELPHIA, PA 19107